



**3 Wolsley Terrace**

Sunderland  
Tyne And Wear  
SR4 7HU

**£775 pcm**

Mid Terraced Cottage  
Two Bedrooms  
Recently Refurbished Throughout  
Yard to Rear  
Excellent Location  
Available Immediately



Safe and Secure are delighted to welcome to the rental market this newly refurbished three bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Wolesey Terrace, Sunderland, the sizable property would make an excellent family home, the property is directly situated off of Chester Road providing direct access to Sunderland Royal Hospital and Sunderland City Centre.

Briefly comprising of: an entrance hall, lounge, dining room, kitchen, master bedroom, second bedroom, bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

#### **ENTRANCE HALL**

Double glazed entrance door and radiator.

#### **DINING ROOM**

14' 0" x 12' 3" (4.28m x 3.74m) Double glazed window to rear, coving to ceiling, built in storage cupboard housing combination boiler and radiator.

#### **LOUNGE**

13' 7" x 11' 3" (4.16m x 3.44m) Double glazed window to front, coving to ceiling and radiator.

#### **KITCHEN**

6' 2" x 8' 3" (1.88m x 2.52m) Part tiled walls, fitted wall and base units, work surfaces, single bowl



sink and drainer unit, integrated electric oven, integrated electric hob, extractor hood, space for washing machine, double glazed window to rear and double glazed door to rear.

### **BEDROOM 1**

7' 10" x 11' 3" (2.41m x 3.43m) Double glazed window to front, coving to ceiling and radiator.

### **BEDROOM 2**

9' 9" x 12' 2" (2.98m x 3.73m) Double glazed window to rear, coving to ceiling and radiator.

### **BATHROOM**

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to rear.

### **FRONT GARDEN**

Paved area enclosed by walled boundaries with gated access.

### **REAR GARDEN**

Mainly paved area enclosed by fenced boundaries with gated access.



Local Authority  
Council Tax Band  
EPC Rating

TBC



**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**  
0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.